# Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

## Property offered for sale

Address Including suburb and postcode

14/129 Ormond Esplanade, Elwood Vic 3184

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$790,000		&		\$850,000			
Median sale p	rice							
Median price	\$680,000	Pro	operty Type	Unit			Suburb	Elwood
Period - From	01/07/2023	to	30/09/2023		So	urce	REIV	

## Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	1/150-152 Brighton Rd RIPPONLEA 3185	\$820,000	18/11/2023
2	6/15 Ormond Esp ELWOOD 3184	\$820,000	19/09/2023
3	3/16 Lindsay Av ELWOOD 3184	\$803,000	02/09/2023

OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

11/12/2023 10:14





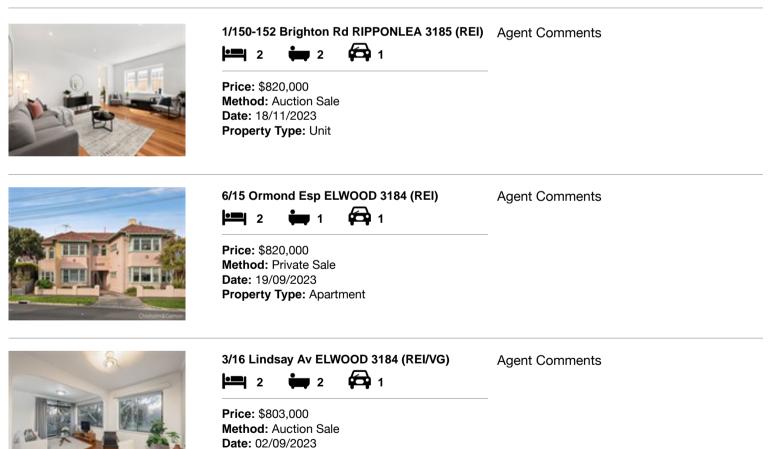




**Property Type:** Apartment Agent Comments

Indicative Selling Price \$790,000 - \$850,000 Median Unit Price September quarter 2023: \$680,000

# **Comparable Properties**



Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372

Property Type: Unit



propertydata

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